

DEVELOPMENT CODE

Section 151.22.010

MFR - Multi-Family Residence

- A. Purpose. This district is comprised of high density residential areas representing a compatible mixture of single-family, two-family and multi-family dwellings. Regulations are designed to stabilize and protect the character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. To this end, principal uses are limited to single-family dwellings, multi-family dwellings, and apartments, which conform to the residential character of the district. Certain essential and complementary uses are also permitted under conditions and standards, which ensure protection of the character of the district.
- B. Approvals Required. No structure or building shall be built or remodeled upon land in a MFR district until all necessary site plan and/or subdivision plat approvals have been obtained.
- C. Location. The following criteria shall be considered in establishing and maintaining a MFR district:
1. Corresponds to appropriate designation in the General Plan.
 2. Corresponds to an existing district or development in an area annexed into the City.

D. Permitted Uses

1. Principal and accessory uses in this district shall be allowed as provided under Section 151.22.006, Matrix of Use Permissions by Zoning District.

E. Property Development Standards

All development in this district shall comply with the minimum area and dimensional standards as set forth in this Section except as may be permitted under Article 151.24, Non-Conforming Uses. Special Requirement: Any multiple family project which exceeds 25 dwelling units per acre must be processed as a planned area development under the provisions of *Article 151.23*.

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AREA AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA (SQ FT/UNIT)	
Detached single-family	4,500
Two-family	1,740
Semi-detached single-family	2,400
Attached single-family	2,400
Multiple family	1,740
Mixed Use Building	N/A
REQUIRED YARDS (IN FEET)	
Detached Single-Family and Two-Family	
Minimum front	20
Minimum side	
Interior Lot Line	5
Corner Side Yard	10
Minimum rear	15
Semi-Detached Single-Family, Attached Single-Family	
Minimum front	20*
Minimum side	
Common interior building walls(s)	0
Outside building wall(s)	8
Minimum rear	15
Multiple Family	
Minimum front	
3 or 4 units	20
5 or more units	40
Minimum side	
3 or 4 units	
Interior Lot Line	5
Corner Side Yard	10
5 or more units	20
Minimum rear	
3 or 4 units	15
5 or more units	15
Mixed Use Building	
Minimum Front	
Local Street	10
Collector or Arterial Street	20
Minimum Side	10
Minimum Rear	20

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MINIMUM STREET FRONTAGE OF LOT (IN FEET)	
Multi-Family or Mixed Use Building	100
MINIMUM BUILDING SEPARATION (IN FEET)	
Multi-Family or Mixed Use Building	20
One or Two Stories	20
Three Stories	30
MAXIMUM NUMBER OF DWELLING UNITS/ BUILDING	
Multi-Family or Mixed Use Building	48
MAXIMUM BUILDING HEIGHT (IN FEET)	
Single and Two Family Dwellings	28
Multi-Family or Mixed Use Building	
One or Two Stories	30
Three Stories	40

*May be reduced to 10 feet for buildings with rear loading garages with alley access.

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- F. Non-Residential Accessory Buildings. A non-residential structure may be erected on a parcel if it meets the following requirements:
1. Maximum Height: 15 feet above grade.
 2. Maximum Yard Coverage: 35 percent of the required rear and side yards.
 3. Location Restrictions: No accessory building shall be erected in any minimum required front yard, or in front of any principal building. Detached garages and carports may be located in front of a principal building provided they meet the minimum front and side yard setbacks.
 4. Setback Requirements: If, in the required rear or side yard, accessory buildings shall be set back from the side and the rear lot lines a distance not less than 3 feet, except;
 - a. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - b. Except for those situations addressed in paragraph 3 or in subparagraph a, accessory buildings may be erected within three feet of the side and rear lot lines where the wall(s) closest to or on the property line have a fire resistance rating of one hour. Such buildings may be restricted by the requirements of the IBC, Section 504(b).
- G. Corner Lot, Corner Lot Abutting Key Lot. On a corner lot that abuts a key lot or is separated by an alley, any structure, other than a fence, exceeding 3 feet in height shall be setback from the side lot line not less than the minimum front yard setback required for the key lot. A 6-foot fence or wall for a corner lot may be constructed 5 feet from the property line.
- H. Cul-de-Sac and Eyebrow Lots. On cul-de-sac and eyebrow lots that are concave, the minimum front yard depth may be measured from a straight line drawn between the front lot corners. In no case, however, shall the minimum required front yard be reduced in excess of 50 percent by this alternative measurement.
- I. Performance Standards. In accordance with the provisions of *Article 151.05*.
- J. Off-Street Parking and Loading. In accordance with the provisions of *Article 151.09*.
- K. Sign Regulations. In accordance with the provisions of *Article 151.10*.
- L. Landscaping, Screening and Buffering. In accordance with the provisions of *Article 151.15*.
- M. Access. In accordance with the provisions of *Article 151.17*.